

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Gary

State: IN

PJ's Total HOME Allocation Received: \$19,215,918

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 12			
% of Funds Committed	97.83 %	96.41 %	5	94.94 %	79	78	
% of Funds Disbursed	88.77 %	91.48 %	8	84.35 %	62	61	
Leveraging Ratio for Rental Activities	5.17	2.95	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	66.07 %	91.36 %	12	81.38 %	13	13	
% of Completed CHDO Disbursements to All CHDO Reservations***	91.74 %	88.05 %	5	68.05 %	92	89	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	72.14 %	81.96 %	12	79.65 %	23	23	
% of 0-30% AMI Renters to All Renters***	22.86 %	47.56 %	12	44.76 %	13	15	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.52 %	98.63 %	4	94.31 %	63	60	
Overall Ranking:			In State:	11 / 12	Nationally:	43 46	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$13,861	\$18,166		\$25,245	420 Units	51.20 %	
Homebuyer Unit	\$8,694	\$14,830		\$14,395	328 Units	40.00 %	
Homeowner-Rehab Unit	\$32,954	\$15,192		\$20,186	72 Units	8.80 %	
TBRA Unit	\$0	\$2,036		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Gary IN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State: *
National: **

Rental	Homebuyer	Homeowner
\$71,789	\$73,469	\$36,947
\$62,178	\$73,709	\$19,439
\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 2.9 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.01

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	0.7	1.8	2.8	0.0
Black/African American:	98.3	96.6	88.9	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.3	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.2	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.7	1.2	8.3	0.0
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HOUSEHOLD SIZE:

1 Person:	30.4	12.8	36.1	0.0
2 Persons:	25.4	24.2	20.8	0.0
3 Persons:	24.2	26.0	8.3	0.0
4 Persons:	12.0	20.8	12.5	0.0
5 Persons:	5.5	9.8	12.5	0.0
6 Persons:	2.4	3.7	5.6	0.0
7 Persons:	0.2	2.4	2.8	0.0
8 or more Persons:	0.0	0.3	1.4	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	34.7	13.1	23.6	0.0
Elderly:	5.5	0.6	25.0	0.0
Related/Single Parent:	45.9	55.7	27.8	0.0
Related/Two Parent:	9.1	22.3	12.5	0.0
Other:	4.8	8.3	11.1	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	9.8	0.0 #
HOME TBRA:	0.2	
Other:	14.4	
No Assistance:	75.6	

of Section 504 Compliant Units / Completed Units Since 2001 19

* The State average includes all local and the State PJs within that state

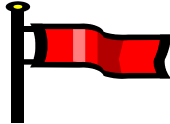
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Gary State: IN Group Rank: 43
(Percentile)
State Rank: 11 / 12 PJs Overall Rank: 46
(Percentile)
Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	66.07	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	91.74	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	72.14	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	99.52	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	2.1	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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